

**EXHIBIT A**



2950 SW 27<sup>th</sup> Avenue, Suite 300, Miami, FL 33133  
Office: (305) 692-9992 | Fax: (305) 692-3032

June 19, 2024

Vitamin Shoppe Industries LLC  
300 Harmon Meadow Blvd  
Secaucus, NJ 07094  
Attention: Lease Administration Department  
Vitamin Shoppe #42

RE: Landlord: Frontier Dania LLC  
Tenant: Vitamin Shoppe Industries, Inc.  
Premises: 1780 Stirling Rd, Suite 108, Dania Beach, FL 33004

Dear Tenant:

Pursuant to the terms of the Lease Agreement, please find the 2023 Common Area Maintenance ("CAM") reconciliation.

Enclosures include:

1. Tenant invoice
2. CAM Reconciliation worksheet
3. CAM CAP worksheet, if applicable
4. Copy of Property Real Estate Tax invoice
5. Copy of Property Insurance invoice

Should there be any questions, please do not hesitate to contact our office at (305) 692-9992:

Jessica Wilkins  
Asset Manager  
Extension 127  
[JWilkins@FDLLC.com](mailto:JWilkins@FDLLC.com)

Sincerely,

**GENEVA MANAGEMENT LLC, agent for FRONTIER DANIA LLC**

*Jessica Wilkins*  
Asset Manager

Enclosures

Frontier Dania LLC  
2950 SW 27th Ave Suite 300  
Miami, FL 33133

## INVOICE

Vitamin Shoppe Industries, Inc  
Attn: Lease Admin Dept, #42  
300 Harmon Meadow Blvd  
Secaucus, NJ 07049

Date: 06-12-2024  
Invoice Number: 6202458

Amount enclosed: \_\_\_\_\_

**Please enclose this portion with your remittance.**

Make checks payable to:  
Frontier Dania LLC  
2950 SW 27th Ave Suite 300  
Miami, FL 33133

Invoice for:  
Vitamin Shoppe #42  
1780 Stirling Road #108  
Dania Beach, FL 30004

Invoice Number: 6202458  
Invoice date  
06-12-2024

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
108	06-11-2024	2023 CAM Reconciliation	4,986.70
Balance:			<u><u>4,986.70</u></u>

**Payment due upon receipt.**

**Please pay by due date to avoid late charges.**

**If you have any questions, please call 305-662-9992**